

**Town of Kittery Maine
Town Planning Board Meeting
February 11, 2016**

ITEM 2 – 3 Knight Ave – Shoreland Development Plan Review

Action: Hold public hearing; Approve or deny plan. Owner/applicant Christopher G. Eckel requests consideration of plans to remove and reconstruct an unattached garage and implement several improvements to the lot including a stairway, two pathways and a retaining wall within 75 feet of a protected water body. The lot is located at 3 Knight Ave (Tax Map 4 Lot 70) in the Mixed Use – Kittery foreshore (MU-KF), Shoreland Overlay (OZ-SL-250’) and Commercial Fisheries/Maritime Uses (OZ-CFMU) zones. Agent is Ken Markley, North Easterly Surveying.

PROJECT TRACKING

REQ'D	DESCRIPTION	COMMENTS	STATUS
NO	Sketch Plan		NA
YES	Determination of Completeness		1/14/2016
NO	Site Walk	At the Board's discretion	2/4/2016
NO	Public Hearing		2/11/2016
Yes	Final Plan Review and Decision		Feasible for 2/11

Plan Review Notes reflect comments and recommendations regarding applicability of Town Land Use Development Code, and standard planning and development practices. Only the PB makes final decisions on code compliance and approves, approves with conditions or denies final plans. Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN ¼: HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 – Grading/Construction Final Plan Required. – Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

Background

Planning Board review of this project is required by 16.10.3.2 Other Development Review because it is located in the Shoreland Overlay Zone. The existing use is a non-conforming single-family dwelling on a conforming lot. The entire lot is located within the 100-foot setback from the highest annual tide (HAT) of Piscataqua River. All front and side yard setbacks are met.

The proposed development is to remove an existing garage and rebuild a larger, two car garage. In addition, the applicant requests consideration for several improvements to the property including:

1. A stone stairway and 4 foot pathway leading from the proposed garage to an on-the-water shed
2. A 4-foot pathway leading from the road to the entryway of the principal dwelling
3. Two granite posts to identify walkway from pavement to house
4. Retaining wall <4 feet high along the street frontage, existing conditions – eroding, totaling 65 square feet
5. 100 square feet of cobblestone along the front perimeter of the house for storm water drainage

Staff Review

1. The existing garage is located within the 100-foot setback from the HAT, where volume and floor area calculations are required. Development on structures located within the required setback from a protected water source is subject to a lifetime limit of no more than thirty percent (30%). Town records show no repairs or expansions for the structure since January 1, 1989. The proposed development is within this maximum at 29.2% increased floor area and 15.9% increased volume.
2. The existing garage is set back 28.1 feet from the HAT. The proposed garage does not result in a greater encroachment than the 28.1 feet, and therefore does not increase nonconformance.
3. The Mixed Use – Kittery Foreside zone has a 60% maximum building coverage standard. The existing building coverage level is 14.2%. The proposed building coverage level is 15.9% and meets zone standard.
4. Maximum devegetated area in the Shoreland Overlay Zone in the Mixed Use – Kittery Foreside zone is 60%. The current devegetated area is 20.0% of the total property. The proposed development increases the devegetated coverage to 31.9% and meets zone standards. No tree clearing is requested, nor allowed, for the proposed development.
5. The proposed development includes the addition of a stone stairway, a 4-foot walkway leading from the garage to an over-the-water shed, and a 4-foot walkway from the road to the entryway of the existing principal structure. These features are not permissible within 75-feet from the HAT in the Shoreland Overlay Zone per Title 16.3.2.17.D.2.a.i.
 - o A stairway would be permitted if it's intended use is to act as a second egress from the garage onto the property, and include direct access from the garage to the stairway.
6. The plan shows an existing retaining wall in front of the entry to the principal dwelling. Due to working without a permit, a stop work order was issued on July 2, 2015 for this development. The applicant was directed by the Code Enforcement Officer to apply to the Planning Board for review and approval. The retaining wall, stairs directly in front of the house, and gravel area are not allowed within the 75 foot setback. Returning the area to its pre-development vegetative conditions will be required as part of the shoreland development plan's approval.
7. The application also includes a proposed retaining wall to either support or replace an eroding retaining wall along Knight Avenue. The Code Enforcement and Shoreland Resource Officers reviewed the property and found the retaining wall to be structurally significant to support Knight Ave, however a replacement wall should be designed and approved by a professional engineer to ensure functionality. In addition, its size and dimensions need to be the minimum necessary to perform its intended use.

With the recommendations listed below, the proposal for the expansion of an existing garage appear to meet the standards of Title 16. The proposed development does not exceed

devegetation or building coverage levels for the property and is within the expansion of a nonconforming structure regulatory limits.

Staff recommends the approval with the following modifications to the plan

1. Indicate size and location of existing retaining wall along Knight Avenue
2. Remove the proposed granite posts, stone stairway and both walkways
3. Update devegetated coverage calculations to include only the proposed garage expansion
4. Final plan must be stamped/signed by professional surveyor prior to mylar signing
5. A plan note that indicates the removal of the improvements constructed without a permit and return the area to original grade and vegetated surface

Recommendations

The proposed development appears to meet the requirements of Title 16, as described with the conditions included in draft findings of fact. After completing the public hearing, the Board may move to approve with conditions (suggestions provided below) and proceed to reading and voting on the Findings of Fact.

Move to grant approval with conditions for the Shoreland Development Plan application dated 12/23/2015 from Christopher Eckel for 3 Knight Avenue (Tax Map 4 Lot 70) in the Residential-Rural Conservation, Shoreland Overlay and Commercial Fisheries/Maritime Uses Zones upon the review and voting, in the affirmative, on the Findings of Fact...

<After an affirmative vote, proceed to reading and voting on Findings of Fact>

Kittery Planning Board

UNAPPROVED

**Findings of Fact
For 3 Knight Avenue
Shoreland Development Plan Review**

WHEREAS: Christopher Eckel requests approval of their Shoreland Development Plan to expand an existing non-conforming garage on the property located at 3 Knight Ave (Tax Map 4 Lot 70) located in the residential-rural conservation, shoreland overlay and commercial fisheries/maritime uses zones, hereinafter the “Development” and

Pursuant to the Plan Review meetings conducted by the Town Planning Board as noted {in the plan review notes prepared for 1/14/2016}

Shoreland Development Plan Review	1/14/2016
Site Walk	2/4/2016
Public Hearing	2/11/2016
Approval	2/11/2016

And pursuant to the application and plan and other documents considered to be a part of a plan review decision by the Planning Board in this Finding of Fact consisting of the following (hereinafter the “Plan”): {as noted in the plan review notes prepared for 2/11/2016}

1. Shoreland Development Plan Application, received 12/23/2015
2. Site Plan, Anderson Livingston Engineers, Inc. October 21, 2015
3. Architectural Sketch, Rykerson Architecture, received February 4, 2016

NOW THEREFORE, based on the entire record before the Planning Board and pursuant to the applicable standards in the Land Use and Development Code, the Planning Board makes the following factual findings and conclusions:

FINDINGS OF FACT

Chapter 16.3 LAND USE ZONE REGULATIONS

16.3.2.17.D Shoreland Overlay Zone

1.d The total footprints of the areas devegetated for structures, parking lots and other impervious surfaces, must not exceed twenty (20) percent of the lot area, including existing development, except in the following zones...

Findings: Maximum devegetated area in the Shoreland Overlay and Mixed Use – Kittery Foreside zone is 60%. The proposed development increases the property’s devegetated area from 20.0% to 21.7%

Conclusion: The requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

Chapter 16.7 GENERAL DEVELOPMENT REQUIREMENTS

Article III Nonconformance

16.7.3.1 Prohibitions and Allowances

A. Except as otherwise provided in this Article, a nonconforming conditions must not be permitted to become more nonconforming

Finding: The existing garage is set back 28.1 feet from the HAT. The proposed garage does not result in a greater encroachment and therefore does not increase nonconformance.

Conclusion: The requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

16.7.3.5 Types of Nonconformance

16.7.3.5.5 Nonconforming Structure Repair and/or Expansion

A. A nonconforming structure may be repaired or maintained and may be expanded in conformity with the dimensional requirements, such as setback, height, etc., as contained in this Code. If the proposed expansion of a nonconforming structure cannot meet the dimensional requirements of this Code, the Board of Appeals or the Planning Board (in cases where the structure is located in a Shoreland Overlay or Resources Protection Overlay Zone) will review such expansion application and may approve proposed changes provided the changes are no more conforming than the existing condition and the Board of Appeals or the Planning Board (in cases where the structure is located in a Shoreland overlay or Resources Protection Overlay Zone) makes its decision per section 16.6.6.2.

See 16.6.6.1 and its reference to 16.6.6.2 below.

16.6.6 Basis for Decision

16.6.6.1.B In hearing appeals/requests under this Section, the Board of Appeals [note: Planning Board is also subject to this section per 16.7.3.5.5 above] must use the following criteria as the basis of a decision:

1. Proposed use will not prevent the orderly and reasonable use of adjacent properties or of properties in adjacent use zones;
2. Use will not prevent the orderly and reasonable use of permitted or legally established uses in the zone wherein the proposed use is to be located, or of permitted or legally established uses in adjacent use zones;
3. Safety, the health, and the welfare of the Town will not be adversely affected by the proposed use or its location; and
4. Use will be in harmony with and promote the general purposes and intent of this Code.

The Board must also give consideration to the factors listed in 16.6.6.2.

Finding: The proposed development does not have an adverse impact on the use of adjacent properties, permitted or legally established uses in this, or adjacent, zones or the health, safety and impact of the Town.

Conclusion: The requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

16.7.3.6 Nonconforming Structures in Shoreland and Resource Protection Zones

16.7.3.6.1 Nonconforming Structure Expansion

A nonconforming structure may be added to, or expanded, after obtaining Planning Board approval and a permit from the Code Enforcement Officer. Such addition or expansion must not increase the non-conformity of the structure and must be in accordance with the subparagraphs [A through C] below.

A. After January 1, 1989, if any portion of a structure is less than the required setback from the normal high-water line of a water body or tributary stream or the upland edge of a wetland, that portion of the structure will not be permitted to expand, as measured in floor area or volume, by thirty percent (30%) or more during the lifetime of the structure.

B. If a replacement structure conforms to the requirements of Section 16.7.3.6.1.A and is less than the required setback from a water body, tributary stream or wetland, the replacement structure will not be permitted to expand if the original structure existing on January 1, 1989, has been expanded by 30% in floor area and volume since that date.

C. Whenever a new, enlarged or replacement foundation is constructed under a nonconforming structure, the structure and new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by the Planning Board, basing its decision on the criteria specified in Section 16.7.3.5.2 – Relocation, below. If the completed foundation does not extend beyond the exterior dimensions of the structure, except for expansion in conformity with Section 16.7.3.5.3, above, and the foundation does not cause the structure to be elevated by more than three (3) additional feet, as measured from the uphill side of the structure (from original ground level to the bottom of the first floor sill), it will not be considered to be an expansion of the structure.

Finding: The majority of the existing structure is located within the 75-foot setback from the upland edge of the tidal wetland where volume and area calculations are required. Development on structures located within the required setback from a protected water source is subject to a lifetime limit of thirty percent (30%). The proposed development is 29.2% floor area expansion and 15.9% volume expansion and conforms to this standard.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

Chapter 10 DEVELOPMENT PLAN APPLICATION AND REVIEW

Article 10 Shoreland Development Review

16.10.10.2 Procedure for Administering Permits

D. An application will be approved or approved with conditions if the reviewing authority makes a positive finding based on the information presented. It must be demonstrated the proposed use will:

1. Maintain safe and healthful conditions;

Finding: The proposed development does not appear to have an adverse impact.

Conclusion: This requirement appears to be met

Vote: ___ in favor ___ against ___ abstaining

<p><i>2. Not result in water pollution, erosion or sedimentation to surface waters;</i></p> <p><u>Finding:</u> Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and building construction (see conditions #2 and #3) to avoid impact on adjacent surface waters.</p> <p><u>Conclusion:</u> This requirement appears to be met</p>
<p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>3. Adequately provide for the disposal of all wastewater;</i></p> <p><u>Finding:</u> The proposed development does not require a connection to an existing septic system.</p> <p><u>Conclusion:</u> This requirement is not applicable.</p>
<p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>4. Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;</i></p> <p><u>Finding:</u> Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and building construction (see conditions #2 and #3) to avoid impact on adjacent surface waters. These conditions should be added to the plan.</p> <p><u>Conclusion:</u> The proposed development does not appear to have an adverse impact. With the suggested conditions #2 and #3, this standard appears to be met.</p>
<p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>5. Conserve shore cover and visual, as well as actual points of access to inland and coastal waters;</i></p> <p><u>Finding:</u> Shore cover is not adversely impacted</p> <p><u>Conclusion:</u> This requirement appears to be met.</p>
<p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>6. Protect archaeological and historic resources;</i></p> <p><u>Finding:</u> There does not appear to be any resources impacted.</p> <p><u>Conclusion:</u> This requirement appears to be met.</p>
<p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>7. Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/maritime activities district;</i></p> <p><u>Finding:</u> The proposed development does not adversely affect existing commercial fishing or maritime activities.</p> <p><u>Conclusion:</u> This requirement is appears to be met.</p>
<p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>

8. Avoid problems associated with floodplain development and use;

Finding: The property is located within a flood zone. The proposed development occurs at the highest elevation on the property and will not adversely impact the area floodplain.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

9. Is in conformance with the provisions of this code;

Finding: The proposed development complies with the dimensional and regulatory standards of Title 16, including nonconforming structure expansion.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

10. Be recorded with the York county Registry of Deeds.

Finding: A plan suitable for recording has been prepared.

Conclusion: As stated in the Notices to Applicant contained herein, shoreland Development plans must be recorded with the York County Registry of Deeds prior to the issuance of a building permit.

Vote: ___ in favor ___ against ___ abstaining

Based on the foregoing Findings, the Planning Board finds the applicant has satisfied each of the review standards for approval and, therefore, the Planning Board approves the Shoreland Development Plan Application of Owner/applicant Christopher G. Eckel's plans to remove and reconstruct an unattached garage and implement several improvements within 75 feet of a protected water body in the Mixed Use – Kittery foreshore (MU-KF), Shoreland Overlay (OZ-SL-250') and subject to any conditions or waivers, as follows:

Waivers: None

Conditions of Approval (to be depicted on final plan to be recorded):

1. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan. (Title 16.10.9.1.2)
2. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and building construction to ensure adequate erosion control and slope stabilization.
3. Prior to the commencement of grading and/or construction within a building envelope, as shown on the Plan, the owner and/or developer must stake all corners of the envelope. These markers must remain in place until the Code Enforcement Officer determines

construction is completed and there is no danger of damage to areas that are, per Planning Board approval, to remain undisturbed.

4. Prior to the issuance of any building permits a replanting plan must be submitted and approved by the Shoreland Resource Officer.
5. No trees are to be removed without prior approval by the Code Enforcement Officer or the Shoreland Resource Officer. Efforts to protect existing trees must be in place prior to construction.
6. All Notices to Applicant contained herein (Findings of Fact dated 1/14/2016).

Conditions of Approval (not to be depicted on final plan):

6. Incorporate any plan revisions on the final plan as recommended by Staff, Planning Board or Peer Review Engineer, and submit for Staff review prior to presentation on final Mylar.

The Planning Board authorizes the Planning Board Chair to sign the Final Plan and the Findings of Fact upon confirmation of required plan changes.

Vote of ___ in favor ___ against ___ abstaining

APPROVED BY THE KITTERY PLANNING BOARD ON February 11, 2016

Ann Grinnell, Planning Board Chair

Notices to Applicant:

1. Incorporate any plan revisions on the final plan as recommended by Staff, Planning Board or Peer Review Engineer, and submit for Staff review prior to presentation of final mylar.
2. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
3. One (1) mylar copy of the final plan and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department for signing. Date of Planning Board approval shall be included on the final plan in the Signature Block. After the signed plan is recorded with the York County Registry of Deeds, a mylar copy of the signed original must be submitted to the Town Planning Department.
4. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating as elements the Development Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

Per Title 16.6.2.A - An aggrieved party with legal standing may appeal a final decision of the Planning Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.

ZONING DATA PER KITTERY TOWN CODE "TITLE 16 LAND USE AND DEVELOPMENT CODE"(LAST AMENDMENT 1/28/15) (SEE NOTE #5):

BASE ZONE: MIXED USE - KITTERY FORESIDE (MU-KF)

OVERLAY ZONES:

WATER BODY/WETLAND PROTECTION AREA - 250' (OZ-SL-250')
COMMERCIAL FISHERIES/MARITIME USES (OZ-CFMU)

MU-KF BASE ZONE REQUIREMENTS:

MINIMUM LAND AREA PER DWELLING UNIT: 5,000 SQ. FT.
MINIMUM LOT SIZE: 5,000 SQ. FT.
MINIMUM STREET FRONTAGE: 0 FT.
MINIMUM FRONT YARD: 10 FT.
MINIMUM REAR AND SIDE YARDS: 10 FT.
MINIMUM SEPARATION DISTANCE BETWEEN PRINCIPAL BUILDINGS ON SAME LOT: 10 FT.
MAXIMUM BUILDING HEIGHT: 35 FT.

MINIMUM SETBACK FROM WATER BODY AND WETLAND DEPENDENT USES: 0 FT.

ALL OTHER USES: 75 FT.

MAXIMUM BUILDING COVERAGE: 60%
MINIMUM OPEN SPACE ON SITE: 40%

OZ-SL-250' REQUIREMENTS (SEE 16.3.2.17):

MINIMUM LOT SIZE: 10,000 SQ. FT.
MINIMUM LAND AREA PER DWELLING UNIT: 10,000 SQ. FT.
MINIMUM SHORE FRONTAGE: 50 FT.
MAXIMUM DEVEGETATED COVERAGE: 60%

PRINCIPAL AND ACCESSORY STRUCTURES SETBACK: 75 FT. FROM NORMAL HIGH WATER, UPLAND EDGE OF A COASTAL WETLAND

ACCESSORY PATIO/DECK < 500 SQ. FT. SETBACK: 75 FT. FROM NORMAL HIGH WATER, UPLAND EDGE OF A COASTAL WETLAND

EXISTING STRUCTURE (GARAGE) NONCONFORMANCE WITHIN 100' SETBACK*:

FLOOR AREA 480± SQ. FT.
STRUCTURE VOLUME 4,280± CU. FT.

PROPOSED STRUCTURE (GARAGE) EXPANSION CALCULATION:

INCREASE FLOOR AREA 140± SQ. FT. = 29.2% EXPANSION (620± SQ. FT. TOTAL)
INCREASE STRUCTURE VOLUME 680± CU. FT. = 15.9% EXPANSION (4,960± CU. FT. TOTAL)

EXISTING DEVEGETATED COVERAGE CALCULATION:

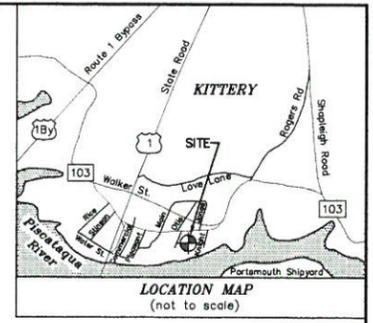
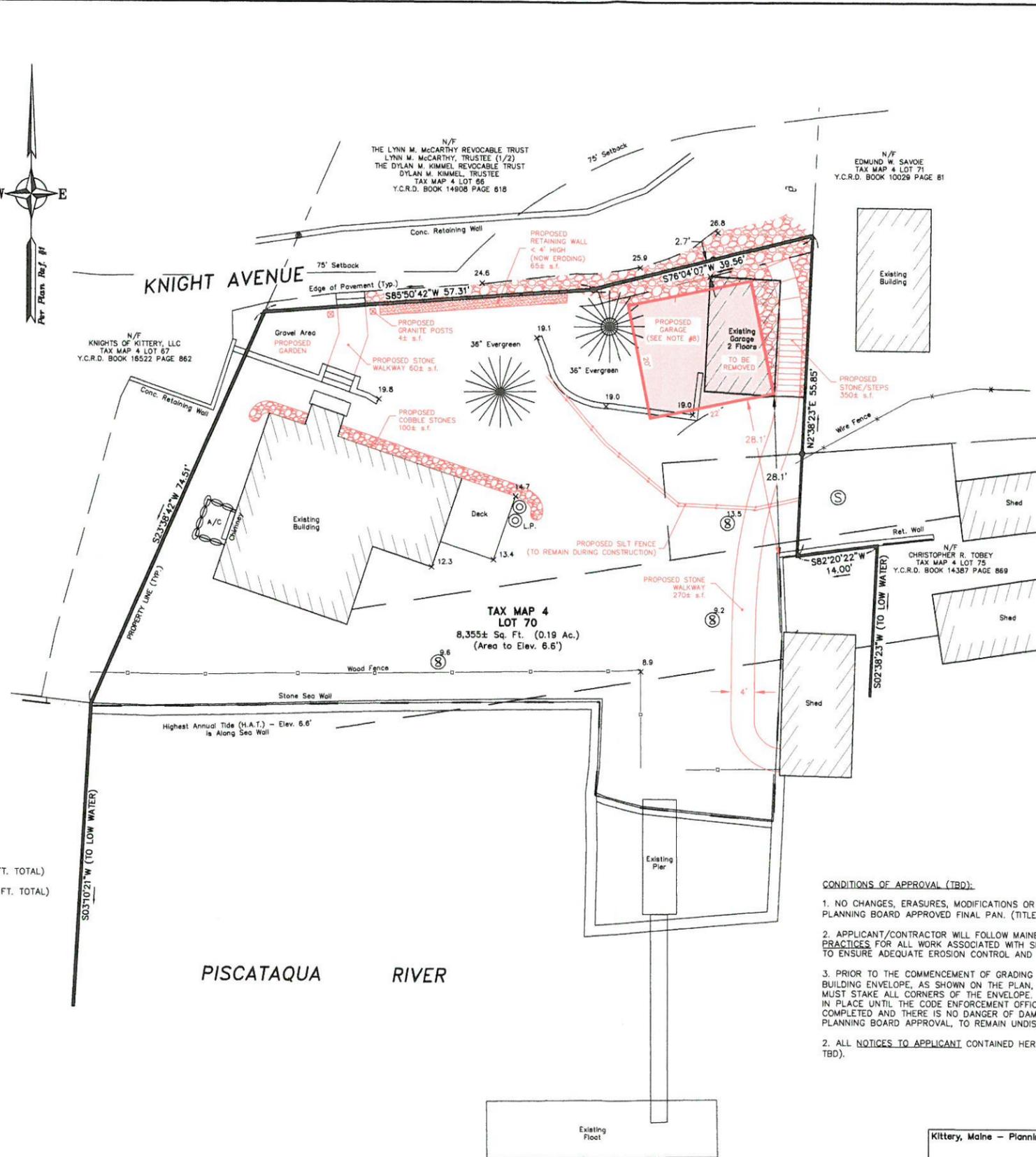
BUILDINGS 1,190± SQ. FT. (14.2%)
GRAVEL/WALLS 320± SQ. FT.
DECK 165± SQ. FT.
TOTAL 1,675± SQ. FT. (1,675 SQ. FT. / 8,355 SQ. FT. = 20.0%)

PROPOSED DEVEGETATED COVERAGE CALCULATION:

PROPOSED ADDITION 140± SQ. FT.
BUILDINGS 1,190± SQ. FT.
GRAVEL/WALLS 320± SQ. FT.
DECK 165± SQ. FT.
PROPOSED DEVEG. SURFACES 850± SQ. FT.
TOTAL 2,665± SQ. FT. / 8,355 SQ. FT. = 31.9%

BUILDING COVERAGE CALCULATION (TOTAL PARCEL):

EXISTING 1,190 SQ. FT. = 14.2%
PROPOSED 1,330 SQ. FT. = 15.9%



PURPOSE OF PLAN:

THE PURPOSE OF THIS SHORELAND DEVELOPMENT PLAN IS TO SHOW SITE IMPROVEMENTS AND A PROPOSED ADDITION TO AN EXISTING BUILDING LOCATED IN THE SHORELAND OVERLAY ZONE.

PLAN REFERENCES:

- "PROPOSED SITE PLAN FOR PROPERTY AT 4 KNIGHT AVENUE, KITTERY, YORK COUNTY, MAINE, OWNED BY KNIGHTS OF KITTERY, LLC", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED 5/9/13, PROJECT NO.: 13621.
- "CHRISTOPHER ECKEL, 3 KNIGHT AVENUE, KITTERY, ME, SITE PLAN", PREPARED BY AMBIT ENGINEERING, INC. AND DATED JANUARY 2004, LAST REVISED 2/14/08.
- "EASEMENT PLAN OF LAND IN KITTERY, MAINE", PREPARED BY WHITMAN & HOWARD INC., ENGINEERS AND ARCHITECTS, DATED MARCH, 1968 AND RECORDED AT THE Y.C.R.D. AT PLAN 47 PAGE 20.

NOTES:

- OWNERS OF RECORD:
TAX MAP 4 LOT 70
THE CHRISTOPHER G. ECKEL REVOCABLE TRUST
Y.C.R.D. BOOK 16526 PAGE 873
DATED DECEMBER 28, 2012
- TOTAL EXISTING PARCEL AREA:
TAX MAP 4 LOT 70
8,280± SF (0.19 ± Acres)
- BASIS OF BEARING IS PER PLAN REFERENCE #1.
- APPROXIMATE ADJUTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- ZONING INFORMATION SHOWN HEREON IS FOR REFERENCE PURPOSES ONLY. CONFIRM CURRENT REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR CONSTRUCTION.
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA (SFHA) ZONE A2 (EL 9) PER NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), TOWN OF KITTERY, MAINE, YORK COUNTY, PANEL 8 OF 10, COMMUNITY-PANEL NUMBER 230171 0008 D, MAP REVISED JULY 3, 1986.
- SEE PLANS PREPARED BY RYKERSON ARCHITECTURE FOR BUILDING DIMENSIONS AND SPECIFICATIONS.

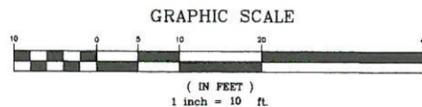
CONDITIONS OF APPROVAL (TBD):

- NO CHANGES, ERASURES, MODIFICATIONS OR REVISIONS MAY BE MADE TO ANY PLANNING BOARD APPROVED FINAL PLAN. (TITLE 16.10.9.1.2)
 - APPLICANT/CONTRACTOR WILL FOLLOW MAINE DEP BEST MANAGEMENT PRACTICES FOR ALL WORK ASSOCIATED WITH SITE AND BUILDING CONSTRUCTION TO ENSURE ADEQUATE EROSION CONTROL AND SLOPE STABILIZATION.
 - PRIOR TO THE COMMENCEMENT OF GRADING AND/OR CONSTRUCTION WITHIN A BUILDING ENVELOPE, AS SHOWN ON THE PLAN, THE OWNER AND/OR DEVELOPER MUST STAKE ALL CORNERS OF THE ENVELOPE. THESE MARKERS MUST REMAIN IN PLACE UNTIL THE CODE ENFORCEMENT OFFICER DETERMINES CONSTRUCTION IS COMPLETED AND THERE IS NO DANGER OF DAMAGE TO AREAS THAT ARE, PER PLANNING BOARD APPROVAL, TO REMAIN UNDISTURBED.
2. ALL NOTICES TO APPLICANT CONTAINED HEREIN (FINDINGS OF FACT, DATED TBD).

Kittery, Maine - Planning Board Approval

Date of Approval

Chairman Date



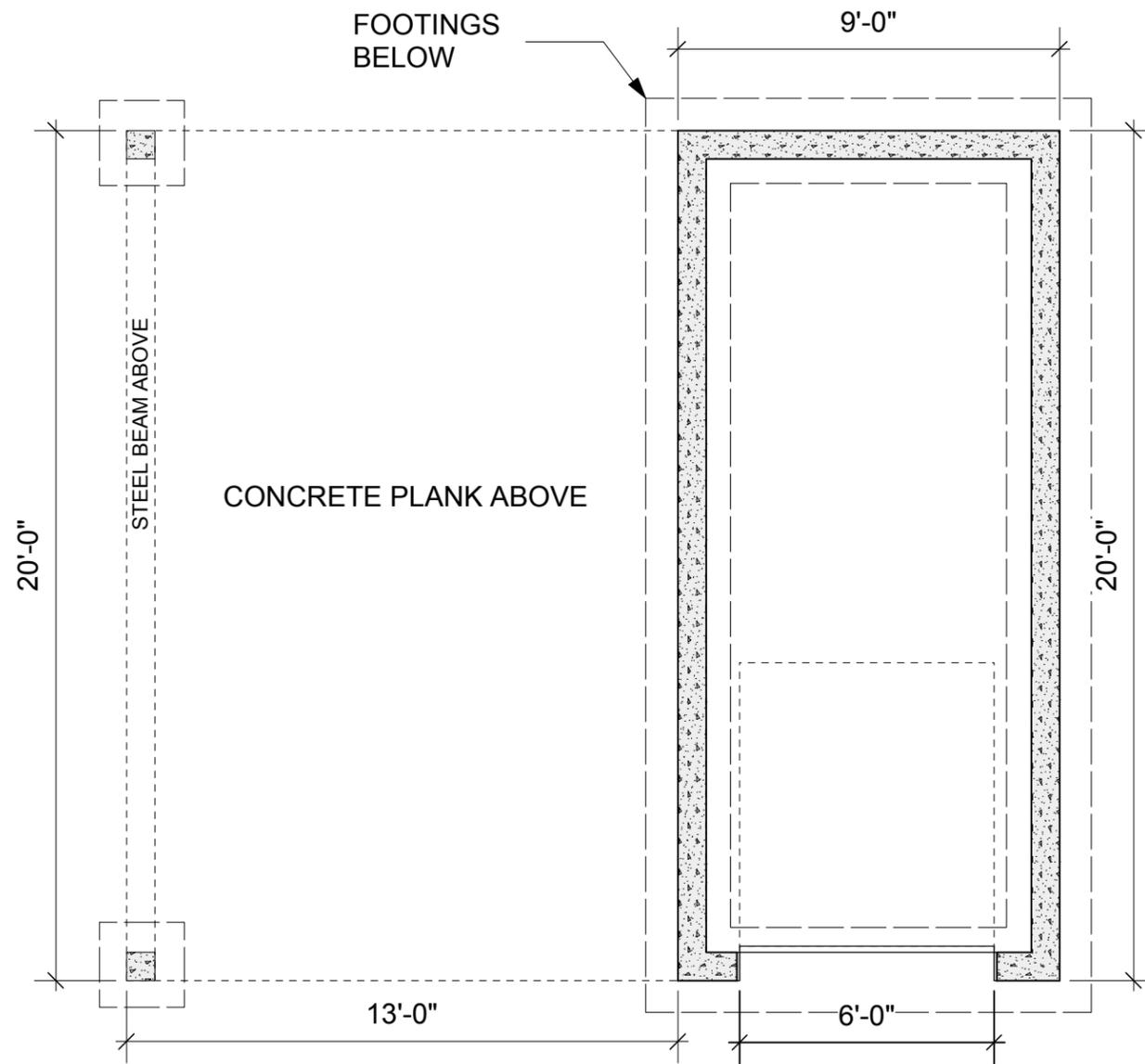
YORK,ss REGISTRY OF DEEDS
Received _____
at _____ h _____ m _____ M., and
Filed in Plan Book _____ Page _____
ATTEST:
Register

SHORELAND DEVELOPMENT PLAN
FOR PROPERTY AT
3 Knight Avenue
Kittery, York County, Maine
OWNED BY THE
Christopher G. Eckel Revocable Trust
c/o Molly Eckel
3 Knight Avenue, Kittery, ME 03904

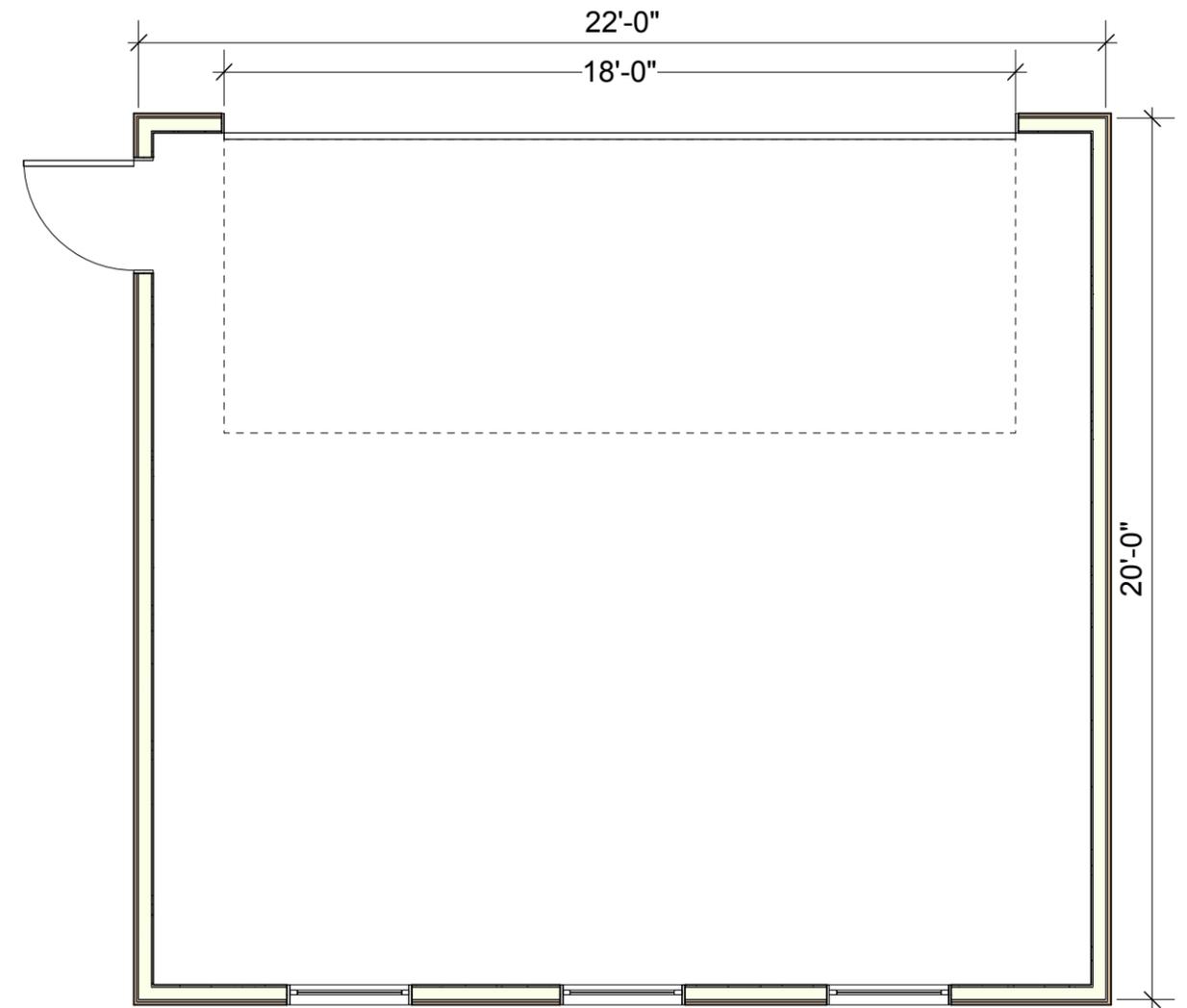
North
W
EASTERLY
SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
(207) 439-8333 KITTERY, MAINE 03904

SCALE: 1" = 10'
PROJECT NO: 15716
DATE: 12/21/15
SHEET: 1 OF 1
DRAWN BY: A.M.P.
CHECKED BY: K.D.M.
DRAWING No: 15716 SITE
FIELD BOOK No: _____
Tax Map 4 Lot 70

REV.	DATE	STATUS	BY	CHKD	APPD.



1 GROUND FLOOR PLAN



2 FIRST FLOOR PLAN



RYKERSON
ARCHITECTURE
1 SALT MARSH LANE
KITTERY POINT MAINE 03905
207 439 8755

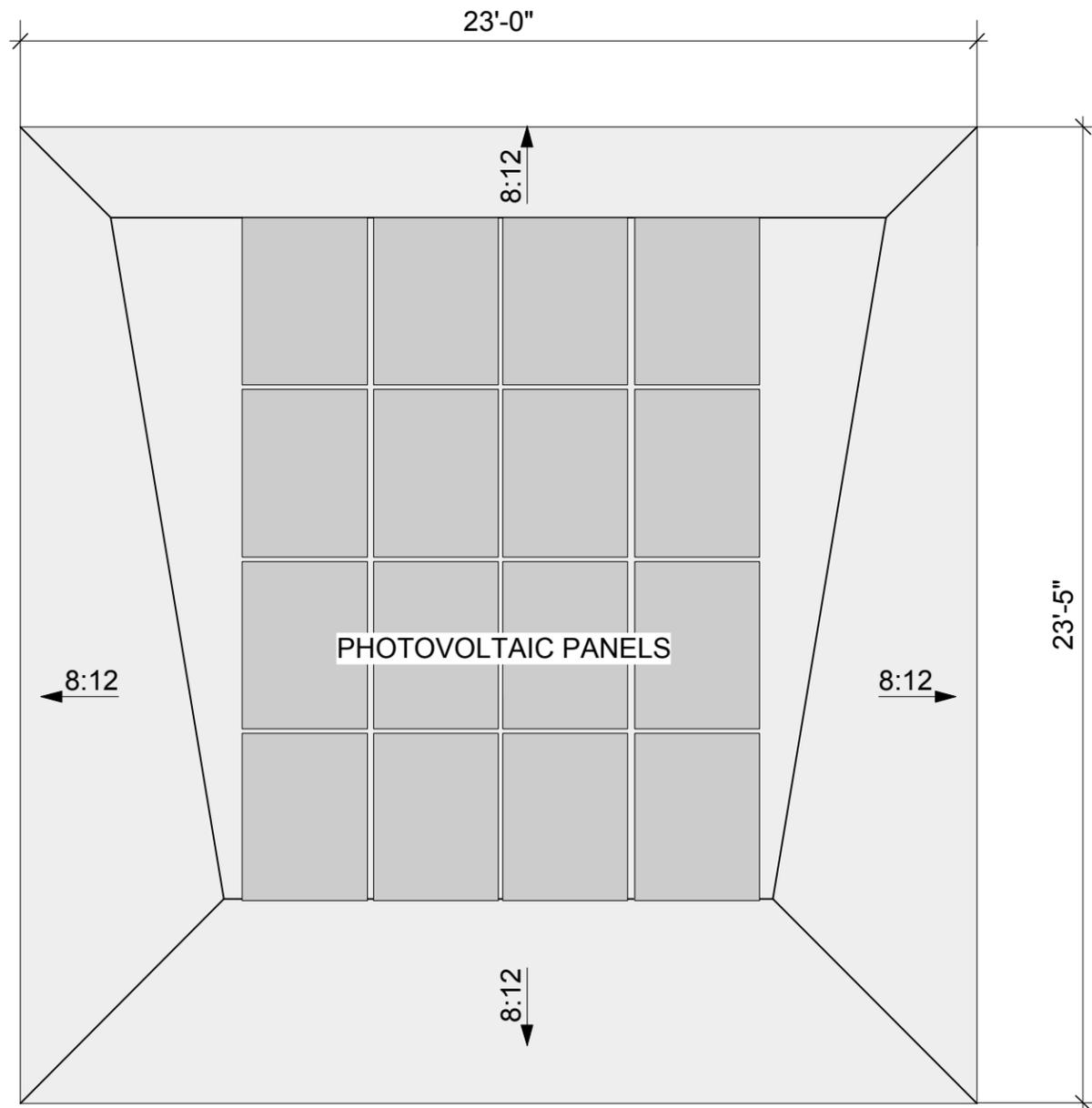
0 2 4 8

KNIGHT AVE. GARAGE
KITTERY ME 03904
27 JANUARY 2016

PROPOSED GROUND &
FIRST. FL. PLANS

A-1



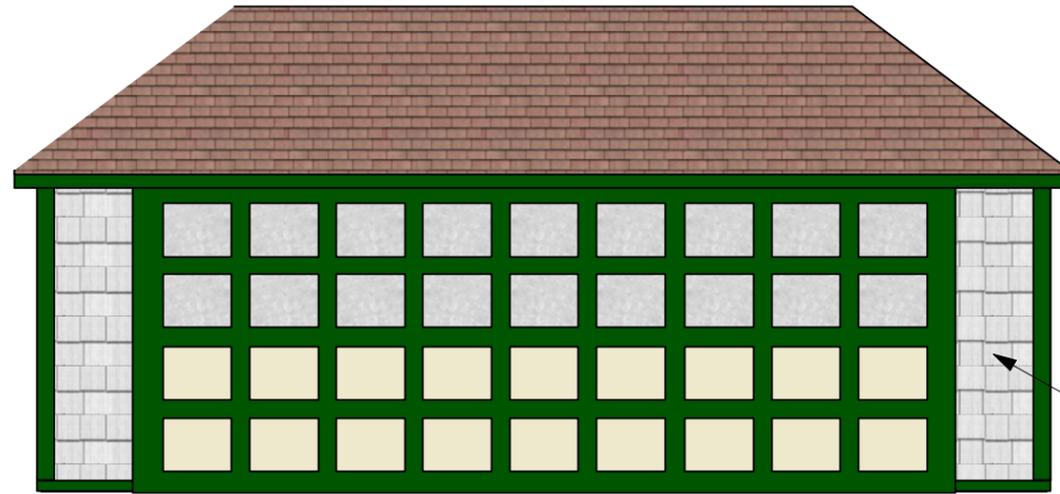


1 ROOF PLAN



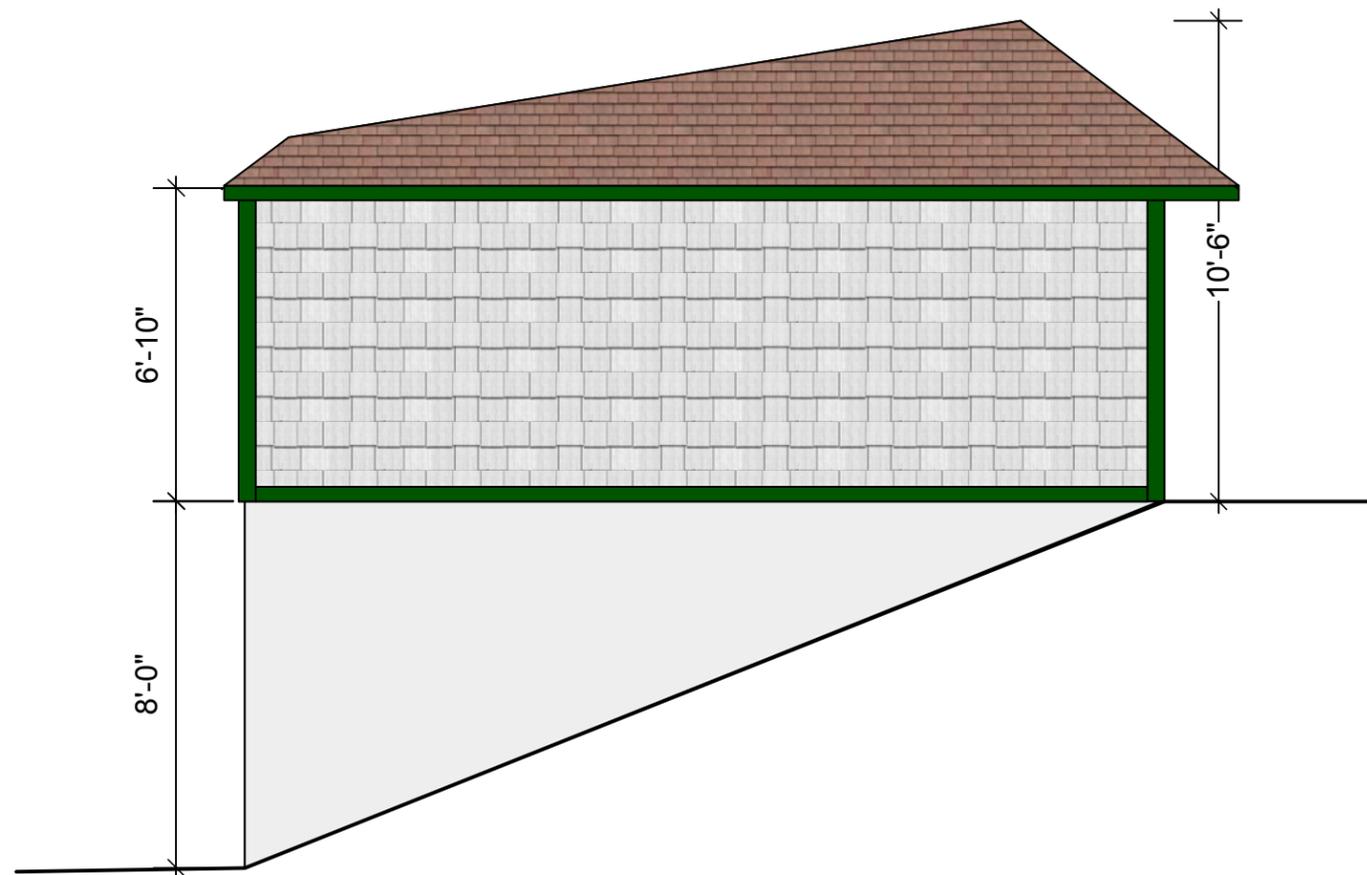
<p>R A RYKERSON ARCHITECTURE 1 SALT MARSH LANE 03905 KITTERY POINT MAINE 207 439 8755</p>		<p>KNIGHT AVE. GARAGE KITTERY ME 03904 27 JANUARY 2016</p>	<p>PROPOSED ROOF PLAN</p>	<p>A-2</p>
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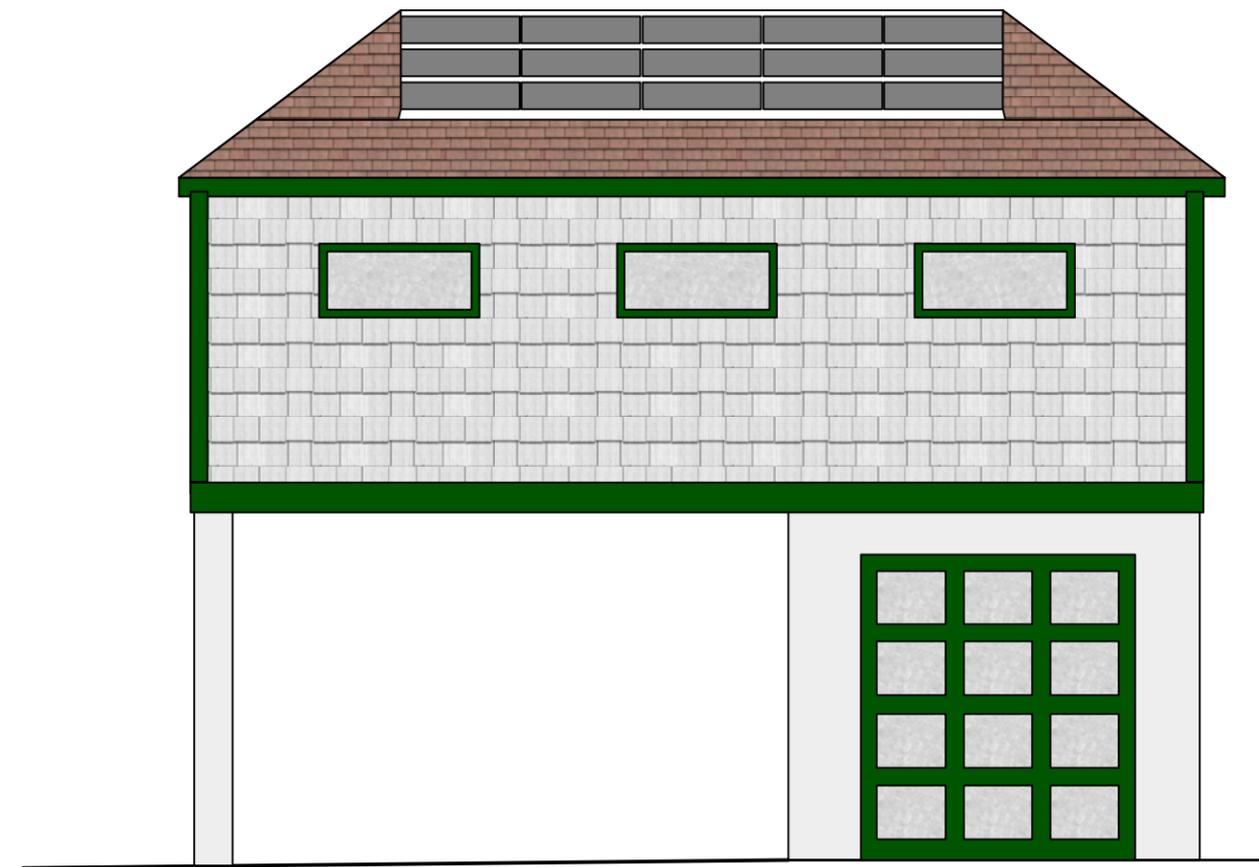


METAL SHINGLE SIDING

3 NORTH ELEVATION



1 SIDE ELEVATION
(OTHER SIDE REVERSED)



2 SOUTH ELEVATION

RYKERSON
ARCHITECTURE
1 SALT MARSH LANE
KITTERY POINT MAINE 03905
207 439 8755



KNIGHT AVE. GARAGE
KITTERY ME 03904
27 JANUARY 2016

PROPOSED
ELEVATIONS

A-3

